



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Thursday, October 5, 2017

9:00 A.M. & 1:00 PM

Property Assessor's Office, Howard Office Building, 2nd Floor,
700 2nd Avenue South, Suite 210

I. Call To Order

II. Roll Call

Members present included: Ms. Lyn Brandmeir, Ms. Rhonda Weaver and Ms. Jean Harrison. Derrick Hammond and Herman Ruben with the Property Assessor's office were also present.

III. Review and Approval of Minutes from Tuesday October 3, 2017, Motion by Jean Harrison and second by Lyn Brandmeir.

IV. Appeals:

9:00 AM

Monterey Motel, Inc.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 050 16 0 029.00
3312 Dickerson Pike, Nashville TN 37207

Motion to No Change the Total Value of \$1,420,700, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$402,500 and Improvement Value of \$1,018,200.

Music City Games, Inc.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 062 00 0 151.00
2444 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$3,800,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value reduced to \$3,045,200 and Improvement Value increased to \$754,800.

Lodgings, Inc.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 062 00 0 158.00
2516 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$6,160,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,287,200 and Improvement Value reduced to \$4,872,800.

Music City Games, Inc.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 062 00 0 160.00
2450 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$540,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$509,700 and Improvement Value reduced to \$30,300.

N.B.H. Incorporated
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 062 00 0 238.00
2410 Music Valley Dr, Nashville TN 37214

Motion to Change the Total Value to \$6,200,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,251,300 and Improvement Value reduced to \$4,948,700.

The Fountains, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 103 10 0 132.00
97 White Bridge Pike, Nashville TN 37209

Motion to Change the Total Value to \$15,600,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$2,940,000 and Improvement Value reduced to \$12,660,000.

Damon W Byrd, Trustee
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 11 0 101.00
2129 Acklen Ave, Nashville TN 37212

Motion to Change the Total Value to \$2,470,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$980,000 and Improvement Value reduced to \$1,490,000.

Chateau, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 11 0 195.00
2000 24th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$4,705,900, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,176,000 and Improvement Value of \$3,529,900.

Chateau, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 11 0 197.00
1910 24th Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$2,990,700, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,680,000 and Improvement Value of \$1,310,700.

Small/Leiper's Fork, LP
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 15 0 256.00
2315 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$697,800, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$679,600 and Improvement Value of \$18,200.

Small/Leiper's Fork, LP
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 15 0 271.00
2323 21st Ave S, Nashville TN 37212

Motion to Change the Total Value to \$3,202,200, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,306,800 and Improvement Value reduced to \$1,895,400.

Linden Apartments, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 104 16 0 107.01
2315 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$2,042,400, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,120,000 and Improvement Value of \$922,400.

Thompson Place Apartments, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 116 14 0 096.00
527 Belle Meade Blvd, Nashville TN 37205

Motion to No Change the Total Value of \$1,823,400, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$972,000 and Improvement Value of \$851,400.

Iroquois-Asset Management, L.P.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 142 00 0 151.00
111 Old Hickory Blvd, Nashville TN 37221

Motion to No Change the Total Value of \$17,621,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,600,000 and Improvement Value of \$16,021,000.

Creekwood I, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 142 00 0 154.00
7439 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$15,300,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,600,000 and Improvement Value reduced to \$13,700,000.

Iroquois-Asset Management, L.P.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 142 00 0 165.00
184 Hicks Rd, Nashville TN 37221

Motion to Change the Total Value to \$10,804,000, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$1,408,000 and Improvement Value reduced to \$9,396,000.

Creekwood II, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 142 00 0 253.00
7441 Highway 70 S #433, Nashville TN 37221

Motion to Change the Total Value to \$3,403,600, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$320,000 and Improvement Value reduced to \$3,083,600.

Creekwood II, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 142 00 0 254.00
7441 Highway 70 S #400, Nashville TN 37221

Motion to No Change the Total Value of \$2,823,400, by Jean Harrison, second by Lyn Brandmeir, unanimously approved. Land Value of \$256,000 and Improvement Value of \$2,567,400.

1:00 PM APPEALS

Roll Call:

Members present included: Ms. Mara Thompson, Mr. Bob Notestine and Mr. Don Turner. Pam Williams Ishie and Herman Ruben with the Property Assessor's office were also present.

As both the Chair and Vice Chair were not present, the MBOE, by Motion, elected Mara Thompson, Temporary Chair, by Don Turner, second by Bob Notestine, unanimously approved.

1:00 PM

Gallery LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 034 03 0 121.00
2021 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$8,900,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$3,380,000 and Improvement Value reduced to \$5,520,000.

WEC 99D-47, LLC & WEC 99D-47A, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 051 08 0 032.00
1200 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$2,555,900, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$710,900 and Improvement Value of \$1,845,000.

ARC CVNVLTN001, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 058 00 0 213.00
4201 Clarksville Pike, Nashville TN 37218

Motion to No Change the Total Value of \$2,595,400, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$287,500 and Improvement Value of \$2,307,900.

Willowvale Nashville, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 072 14 0 031.00
2516 Gallatin Ave, Nashville TN 37206

Motion to Change the Total Value to \$3,500,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,055,500 and Improvement Value reduced to \$2,444,500.

Teachers Retirement System of the State of KY
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 091 14 0 212.00
5521 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$3,500,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$987,100 and Improvement Value reduced to \$2,512,900.

Donelson Corner, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 095 04 0 006.00
2500 Lebanon Pike, Nashville TN 37214

Motion to Change the Total Value to \$3,200,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$517,500 and Improvement Value reduced to \$2,682,500.

99 White Bridge, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 103 10 0 105.00
99 White Bridge Pike, Nashville TN 37205

Motion to No Change the Total Value of \$2,547,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,021,500 and Improvement Value of \$1,525,500.

Post Square Shopping Center
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 103 15 0 050.00
21 White Bridge Pike #101, Nashville TN 37205

Motion to No Change the Total Value of \$6,633,500, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$2,902,100 and Improvement Value of \$3,731,400.

Tennessee CVS Pharmacy, LLC
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 117 15 0 001.00
3801 Hillsboro Pike, Nashville TN 37215

Motion to No Change the Total Value of \$7,671,200, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$5,009,400 and Improvement Value of \$2,661,800.

Pacific Eastern Corp.
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 146 04 0 196.00
735 Harding Pl, Nashville TN 37211

Motion to No Change the Total Value of \$5,664,900, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of \$1,061,100 and Improvement Value of \$4,603,800.

TC Properties
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 147 12 0 053.00
4715 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$375,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of 230,900 and Improvement Value reduced to \$144,100.

TC Properties
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 147 12 0 077.00
4726 A Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$175,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of 69,700 and Improvement Value reduced to \$105,300.

TC Properties
Davis Gravely with Gravely Property Tax, Inc. appearing
Parcel ID 147 12 0 078.00
4722 A Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$150,000, by Don Turner, second by Bob Notestine, unanimously approved. Land Value of 89,300 and Improvement Value reduced to \$60,700.

V. Adjournment

Motion to adjourn by Don Turner, second by Bob Notestine, unanimously approved.

Meeting adjourned 2:28 PM.

ATTEST:

APPROVED:
